

# GARDEN OF EAPEN

HARFORD COUNTY, MARYLAND

## PRELIMINARY PLAN

GMB FILE NO. 210196

## CONTACTS

OWNER: TRACEY L. KELLEY  
713 CEDAR LANE  
HARFORD COUNTY, MARYLAND 21015

APPLICANT/DEVELOPER: TRACEY L. KELLEY  
713 CEDAR LANE  
HARFORD COUNTY, MARYLAND 21015  
(PHONE) 410-459-0387  
(CONTACT) TRACEY L. KELLEY

CIVIL ENGINEER: GEORGE, MILES & BUHR, LLC  
954 RIDGEBROOK ROAD  
SUITE 230  
SPARKS, MARYLAND 21152  
(PHONE) 410-329-5005  
(CONTACT) DOUGLAS R. KOPECK

## SITE DATA

SITE LOCATION: TRACEY L. KELLEY  
713 & 723 CEDAR LANE  
HARFORD COUNTY, MD 21015-6305

TAX MAP &amp; GRID: 0057 &amp; 0002A

PARCELS: 0009 & 0259

DEED REFERENCES: 09204/ 00336 & 13640/ 00049

EXISTING ZONING: R1-URBAN RESIDENTIAL DISTRICT

|                      |              |
|----------------------|--------------|
| 713 CEDAR LANE AREA: | ±12.07 ACRES |
| 723 CEDAR LANE AREA: | ±0.80 ACRES  |
| TOTAL SITE AREA:     | ±12.87 ACRES |
| NET TRACT AREA:      | ±12.87 ACRES |

EXISTING WETLANDS: ±0.68 ACRES

NRD AREA: ±2.87 ACRES

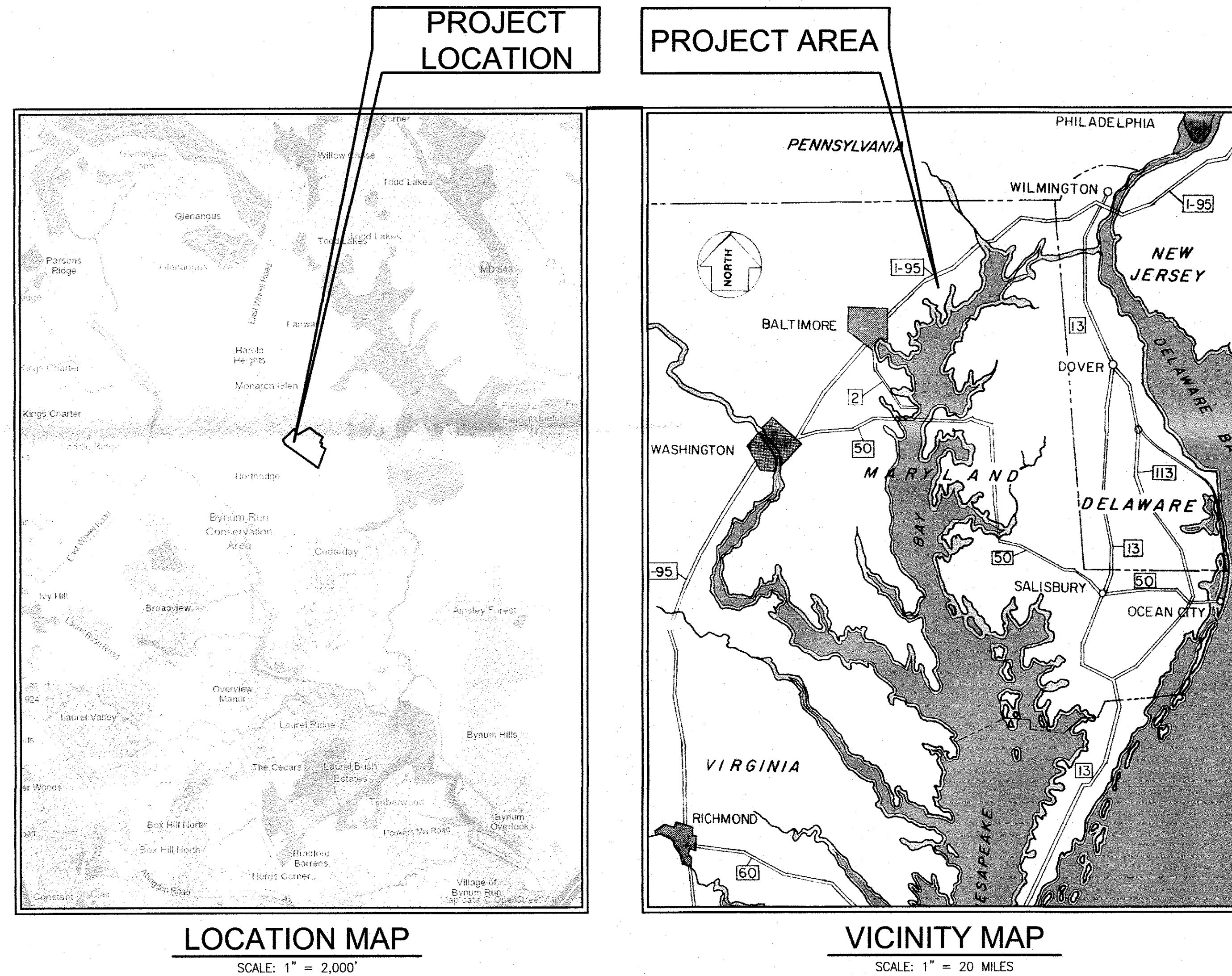
FLOOD ZONE: PURSUANT TO FEMA FIRM MAP 24025C0168D DATED JANUARY 7, 2000, NO 100-YEAR FLOODPLAIN EXISTS ON THIS PROPERTY.

SOILS: CHESTER SILT LOAM; CHILLUM SILT LOAM;  
CHILLUM-NESHAMINY SILT LOAM; GLENVILLE SILT LOAM;  
LEGORE SILT LOAM; LEGORE VERY STONY SILT LOAM

NOTE: WETLAND DELINEATION WAS COMPLETED BY  
HANOVER LAND SERVICES, INC. ON OCTOBER 1, 2021.

ADJACENT PROPERTY OWNERS

1. ANTHONY WALTERS  
2101 WOODTOP WAY  
ZONING R1
2. SAMANTHA MARIE MANIGAULT  
2103 WOODTOP WAY  
ZONING R1
3. LISA THOMAS  
2105 WOODTOP WAY  
ZONING R1
4. GEORGE A. PLESNIAK  
2107 WOODTOP WAY  
ZONING R1
5. JAMES E. BEYER  
2109 WOODTOP WAY  
ZONING R1
6. CEDAR DAY COMMUNITY  
ZONING R1
7. TROY F. SMITH  
619 CEDAR LANE  
ZONING R1
8. KIMBERLY W. EMERY  
621 CEDAR LANE  
ZONING R1
9. CHRISTOPHER L. BAKER  
701 CEDAR LANE  
ZONING R1
10. NORMAN E. MCDEMOTT  
703 CEDAR LANE  
ZONING R1
11. GRACE L. ELY  
800 CEDAR LANE  
ZONING R1



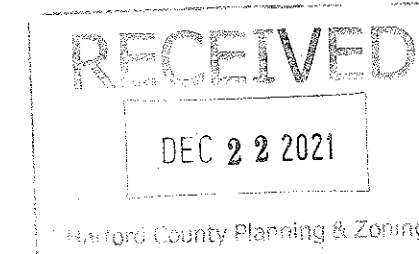
## LIST OF DRAWINGS

|        |                              |
|--------|------------------------------|
| PSP1.0 | PRELIMINARY PLAN COVER SHEET |
| PSP2.0 | PROPOSED SITE PLAN           |
| PSP3.0 | LANDSCAPING PLAN             |
| FCP1.0 | FOREST CONSERVATION PLAN     |
| FCP1.1 | FOREST CONSERVATION DETAILS  |


**LEGEND:**

|  |                 |
|--|-----------------|
|  | <u>EXISTING</u> |
| PROPERTY LINE                          |                 |
| CONTOUR                                |                 |
| SEWER                                  |                 |
| WATER                                  |                 |
| SOILS                                  |                 |
| 15-25 PERCENT SLOPES                   |                 |
| >25 PERCENT SLOPES                     |                 |
| SPECIMEN TREES                         |                 |
|  | <u>PROPOSED</u> |
| CONTOUR                                |                 |
| SEWER                                  |                 |
| WATER                                  |                 |
| PERMANENT UTILITY EASEMENT             |                 |
| STORM DRAIN INLET, MANHOLE, YARD DRAIN |                 |
| LIMIT OF DISTURBANCE                   |                 |
| SIDEWALKS                              |                 |

PLANTYPE: P  
PLAN NO. 636-2021  
VERSION 1  
DATE 12-22-21  
DAC/DUE 1-19-22



ENGINEER'S CERTIFICATION:  
"I STEPHEN MARSH, P.E. HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF MARYLAND, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF MARYLAND."

  
STEPHEN MARSH, P.E. 22749  
PROJECT MANAGER  
GEORGE, MILES & BUHR, LLC.



12/22/2021  
DATE

PRINTS ISSUED FOR:  
REVIEW

DATE \_\_\_\_\_

REVISIONS

No.

**GMB**  
GEORGE, MILES & BUHR, LLC  
ARCHITECTS & ENGINEERS  
SAUBURY • BALTIMORE • SEAFORD  
206 WEST MAIN STREET  
SALISBURY, MARYLAND 21801  
410-742-3115, FAX 410-548-5790  
[www.gmbnet.com](http://www.gmbnet.com)

GARDEN OF EAPEN  
713 & 723 CEDAR LANE  
HARFORD COUNTY, MARYLAND

PRELIMINARY  
PLAN COVER  
SHEET

SCALE : AS NOTED

DESIGN BY : KM

CHECKED BY :

|          |             |
|----------|-------------|
| GMB FILE | : 210196    |
| DATE     | : DEC 30 21 |

PSP1.0



| DATE      |  |
|-----------|--|
| REVISIONS |  |
| NO.       |  |

## GENERAL NOTES:

- OWNER: TRACEY KELLEY  
713 & 723 CEDAR LANE  
BEL AIR, MD 21015
- SITE LOCATION: 713 & 723 CEDAR LANE  
BEL AIR, MD 21015
- PLAN PREPARED BY: GEORGE, MILES, & BUHR, LLC  
954 RIDGEBROOK RD. #230  
SPARKS, MD 21152
- TAX MAP: 0057
- PARCELS: 0009 & 0259
- DEED REFERENCE: 09204/ 00336 & 13640/ 00049
- SITE AREA: ±12.07 ACRES (713 CEDAR LANE) &  
±0.80 ACRES (723 CEDAR LANE)  
TOTAL SITE AREA: ±12.87 ACRES  
NET TRACT AREA: ±12.87 ACRES
- ZONING: R1, URBAN RESIDENTIAL DISTRICT
- USE: EXISTING: AGRICULTURAL & RESIDENTIAL  
PROPOSED: RESIDENTIAL
- R1 DESIGN REQUIREMENTS:  
SINGLE FAMILY DETACHED, MIN. LOT SIZE = 15,000 SF  
-MINIMUM LOT WIDTH AT BUILDING LINE = 75'  
-MINIMUM FRONT YARD SETBACK = 25'  
-MINIMUM SIDE YARD SETBACK = 6', TOTAL OF 20' COMBINED  
-MINIMUM REAR YARD SETBACK = 40'  
-MAXIMUM BUILDING HEIGHT = 3 STORIES
- MAXIMUM RESIDENTIAL DENSITY ALLOWED: R1 CONVENTIONAL DEVELOPMENT  
WITH OPEN SPACE, AT 2 DWELLING UNITS PER ACRE, 12.87 ACRES X 2 = 25  
DWELLING UNITS ALLOWED.
- THE NATURAL RESOURCE BOUNDARY (NRD) BOUNDARY HAS BEEN EXTENDED  
BEYOND THE REQUIRED 75' TO THE WESTERN EDGE OF THE PARCEL TO  
ENSURE HABITAT, STREAM, WETLAND, AND SPECIMEN TREE PROTECTION.
- APPROXIMATE NRD, AS INDICATED ON THIS PLAN, IS PRELIMINARY AND  
SUBJECT TO CHANGE UPON COMPLETION OF A BOUNDARY SURVEY. NOTE: THE  
APPROXIMATE AREA OF THE NRD SHOWN ON THIS PLAN IS 27.8% OF THE  
PARCEL AREA. SEE NOTE #14.
- DESIGN REQUIREMENTS:  
(R2 COS DESIGN REQUIREMENTS APPLY DUE TO NRD DEVELOPMENT ADJUSTMENT)  
-SINGLE FAMILY DETACHED, MIN. LOT SIZE = 7500 SF  
-MINIMUM LOT WIDTH AT BUILDING LINE = 55'  
-MINIMUM FRONT YARD SETBACK = 25'  
-MINIMUM SIDE YARD SETBACK = 6', TOTAL OF 20' COMBINED  
-MINIMUM REAR YARD SETBACK = 22'  
-MAXIMUM BUILDING HEIGHT = 3 STORIES
- RESIDENTIAL DWELLING UNITS PROPOSED = 1 EXISTING UNIT AT 713, 1  
EXISTING UNIT AT 723, 20 ADDITIONAL UNITS (22 TOTAL)
- OPEN SPACE REQUIRED: 1.30 ACRES TOTAL (10% OF PARCEL AREA)  
PASSIVE OPEN SPACE REQUIRED: 0.65 ACRES  
ACTIVE OPEN SPACE REQUIRED: 0.65 ACRES  
PASSIVE OPEN SPACE PROVIDED: 0.65 ACRES  
ACTIVE OPEN SPACE PROVIDED: 0.65 ACRES  
THE LOCATION OF PASSIVE AND ACTIVE OPEN SPACE IS AS INDICATED ON THIS  
PLAN.
- THE REMAINING ACTIVE OPEN SPACE REQUIREMENT (0.28 AC) WILL BE  
FULFILLED BY A MULCH TRAIL IN THE FORESTED AREA ON SITE. THIS TRAIL  
ALIGNMENT IS PRELIMINARY IN NATURE AND SUBJECT TO CHANGE TO BE FIELD  
LOCATED TO AVOID IMPACT ON EXISTING VEGETATION.
- BOUNDARY AND TOPOGRAPHY, AS SHOWN HEREON IS BASED ON HARFORD  
COUNTY GIS DATA. IS SUBJECT TO CHANGE. ALL CALCULATIONS AND LOT  
YIELDS ARE SUBJECT TO A FINAL BOUNDARY AND TOPOGRAPHIC SURVEY AND  
HARFORD COUNTY PLAN APPROVALS.
- PURSUANT TO FEMA FIRM MAP 24025C0168D DATED JANUARY 7, 2000, NO  
100-YEAR FLOODPLAIN EXISTS ON THIS PROPERTY.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA  
OVERLAY DISTRICT.
- NO AREAS CONTAINING SIGNIFICANT PLANT OR WILDLIFE HABITAT ARE KNOWN TO  
EXIST ON OR ADJACENT TO THIS SITE.
- NO KNOWN STRUCTURES OF HISTORICAL SIGNIFICANCE EXIST ON THIS SITE.
- THIS SITE IS NOT WITHIN A CURRENT WATER SOURCE PROTECTION DISTRICT.
- NO UTILITY EASEMENTS OR RIGHT-OF-WAYS ARE KNOWN TO EXIST ON SITE.
- A WETLAND DELINEATION WAS COMPLETED BY HANOVER LAND SERVICES, INC.  
ON OCTOBER 1, 2021.
- THIS SITE IS SUBJECT TO THE HARFORD COUNTY FOREST CONSERVATION  
REGULATIONS. SEE FOREST CONSERVATION PLAN FOR EXTENT OF FOREST  
COVER TO BE REMOVED AND AREAS TO BE REFORESTED.
- SEE FOREST STAND DELINEATION AND REPORT FOR EXISTING ENVIRONMENTAL  
CONDITIONS ON SITE. THE FOREST STAND DELINEATION WAS SUBMITTED TO THE  
HARFORD COUNTY DEPARTMENT OF PLANNING AND ZONING ON DEC. 1, 2021.
- SEE FOREST STAND DELINEATION FOR LOCATION OF EXISTING WELL AND SEPTIC  
ON SITE.
- IT IS ASSUMED FOR THE PURPOSES OF THIS PLAN THAT THE SITE WILL HAVE  
PUBLIC WATER AND SEWER SERVICES. THE DEVELOPER MUST APPLY TO THE  
COUNTY FOR PUBLIC WATER AND SEWER SERVICES AND GRANTING OF PUBLIC  
SERVICES IS NOT GUARANTEED.
- EXISTING WELL ON SITE WILL BE ABANDONED AS PER MARYLAND DEPARTMENT  
OF THE ENVIRONMENT WELL ABANDONMENT STANDARDS.
- EXISTING SEPTIC ON SITE WILL BE ABANDONED AS PER HARFORD COUNTY  
HEALTH DEPARTMENT STANDARDS.
- FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES,  
ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING APPROVAL PROCESS.
- AREAS WITHIN NATURAL RESOURCE DISTRICT (NRD) BOUNDARY TO BE  
PROTECTED DURING CONSTRUCTION A MARYLAND DEPARTMENT OF THE  
ENVIRONMENT PERMIT MAY BE REQUIRED FOR STORMWATER OUTFALL  
TEMPORARY IMPACT.
- PROJECT IS SUBJECT TO HARFORD COUNTY GRADING AND SEDIMENT CONTROL  
STANDARDS AND APPROVALS.
- SEE CONCEPT STORMWATER MANAGEMENT PLAN FOR PROPOSED METHODS OF  
STORMWATER MANAGEMENT. FINAL STORMWATER MANAGEMENT APPROVAL IS  
REQUIRED.
- ROAD IMPROVEMENTS SHOWN BETWEEN EAPEN STREET AND WOODTOP WAY ARE  
PRELIMINARY IN NATURE AND SUBJECT TO CHANGE WHEN EXISTING PUBLIC  
RIGHT OF WAY IS DETERMINED.

**GMB**  
GEORGE, MILES & BUHR, LLC  
ARCHITECTS & ENGINEERS  
SALISBURY • BALTIMORE • SEAFORD  
206 WEST MAIN STREET  
SALISBURY, MARYLAND 21801  
410-742-3115, FAX 410-548-5790  
www.gmbnet.com

GARDEN OF EAPEN  
713 & 723 CEDAR LANE  
HARFORD COUNTY, MARYLAND

PRELIMINARY  
PLAN

| SCALE      | 1" = 50' | SHEET NO. |  |
|------------|----------|-----------|--|
| DESIGN BY  | DK       |           |  |
| DRAWN BY   | KM       |           |  |
| CHECKED BY |          |           |  |
| GMB FILE   | 210196   |           |  |
| DATE       | DEC 2021 |           |  |

PSP2.0

\*\* PLEASE NOTE THAT PROPOSED CONTOURS SHOWN  
ARE 1', EXISTING CONTOURS ARE 5' COUNTY GIS.

